177.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	711,100 / 711,100
					USE VALUE:	711,100 / 711,100
					ASSESSED:	711,100 / 711,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALL BENJAMIN J & JEANNE M
Owner 2:	
Owner 3:	
Street 1:	36 UDINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,795 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1356 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6795.000	274,400		436,700	711,100
Total Card	0.156	274,400		436,700	711,100
Total Parcel	0.156	274,400		436,700	711,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.31 | /Parcel: 524.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119268
GIS Ref	
GIS Ref	
Insp Date	07/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,500	0	6,795.	436,700	711,200	711,200	Year End Roll	12/18/2019
2019	101	FV	227,300	0	6,795.	430,500	657,800	657,800	Year End Roll	1/3/2019
2018	101	FV	218,100	0	6,795.	330,600	548,700	548,700	Year End Roll	12/20/2017
2017	101	FV	218,100	0	6,795.	311,900	530,000	530,000	Year End Roll	1/3/2017
2016	101	FV	218,100	0	6,795.	287,000	505,100	505,100	Year End	1/4/2016
2015	101	FV	205,600	0	6,795.	268,300	473,900	473,900	Year End Roll	12/11/2014
2014	101	FV	205,600	0	6,795.	247,000	452,600	452,600	Year End Roll	12/16/2013
2013	101	FV	205,600	0	6,795.	247,000	452,600	452,600		12/13/2012

!13853!

PRINT

Date	Time
12/11/20	03:44:55

LAST REV

Date	Time
07/30/18	14:36:58
apro	
13853	

USER DEFINED

Prior Id # 1:	119268
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14155-421		12/1/1980		63,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2007	945	New Wind	1,500			G9	GR FY09	2 strm drs 1 basmt

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Measured	163	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6795		Sq. Ft.	Site		0	70.	0.92	6									436,694						436,700	

Total AC/HA:	0.15599	Total SF/SM:	6795	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	436,694	Spl Credit		Total:	436,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	82515
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372890
Depreciation:	98443
Depreciated Total:	274447

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

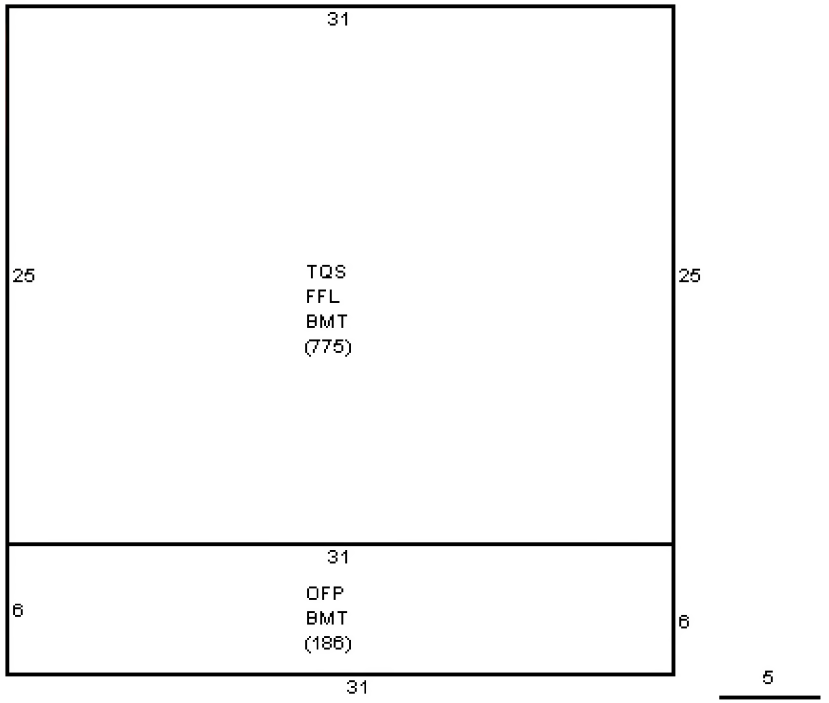
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	109.63
Final Total:	274400	Val/Su SzAd	202.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	961	52.120	50,086
FFL	First Floor	775	173.730	134,639
TQS	3/4 Story	581	173.730	100,979
OFP	Open Porch	186	25.110	4,671

	Net Sketched Area:	2,503		Total:	290,375
Size Ad	1356.25	Gross Are	2697	FinArea	1356

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc